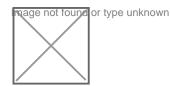


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

20 12 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32448

MLS ID: A2263065

\$79,900



△ MINGU KYOUNG

(403) 253-5678

■ MaxWell Capital Realty

403-253-5678

20 12 Street NW, Calgary, Alberta T2N 1Y3

Transaction Type

For Lease

Days On Market

Lease Amount

Building Type

Property Type

5333.00

Lease Frequency

Monthly

Subdivision Hillhurst

Retail

Year Built

2016

Structure Type

Retail

990.00

Property Sub Type

Retail

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Commercial

Inclusions N/A

Restrictions Landlord Approval Reports Leases

91.97

Seize this rare opportunity to own a thriving salon in the heart of Kensington—one of Calgary's most vibrant communities. This turnkey business is ready for a new owner to step in and continue its success. Ideally situated in a busy strip mall with convenient street parking, the salon benefits from steady foot traffic generated by nearby residential condominiums, schools, parks, and a diverse mix of retail and dining establishments. Spanning 990 sq. ft., the salon offers an efficient and modern layout featuring large windows with abundant natural light, 6 fully equipped styling chairs, 3 sinks and 3 shampoo stations, a staff room and washroom & laundry for added convenience. The business has demonstrated consistent revenue growth with established client base, and untapped potential for expansion. Listed well below replacement cost, and this is truly a golden opportunity for an ambitious owneroperator!

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